006.0	0006	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,176,200 / 1,176,200
					USE VALUE: 1,176,200 / 1,176,200
					ASSESSED: 1,176,200 / 1,176,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ODENWALD KURT/KARLA
Owner 2:	
Owner 3:	
Street 1:	57 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARK LAWRENCE T/JENNIFER M -
Owner 2:	-
Street 1:	57 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,184 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2977 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5184.000	710,700	5,100	460,400	1,176,200
Total Card	0.119	710,700	5,100	460,400	1,176,200
Total Parcel	0.119	710,700	5,100	460,400	1,176,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.16 | /Parcel: 395.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5906
GIS Ref:
GIS Ref:
Insp Date: 11/03/17

Parcel ID: 006.0-0006-0004.0

!621!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	710,800	5100	5,184.	460,400	1,176,300	1,176,300	Year End Roll	12/18/2019
2019	104	FV	528,700	5100	5,184.	489,200	1,023,000	1,023,000	Year End Roll	1/3/2019
2018	104	FV	528,700	5100	5,184.	356,800	890,600	890,600	Year End Roll	12/20/2017
2017	104	FV	497,400	5100	5,184.	310,800	813,300	813,300	Year End Roll	1/3/2017
2016	104	FV	497,400	5100	5,184.	264,700	767,200	767,200	Year End	1/4/2016
2015	104	FV	438,600	5100	5,184.	259,000	702,700	702,700	Year End Roll	12/11/2014
2014	104	FV	438,600	5100	5,184.	212,900	656,600	656,600	Year End Roll	12/16/2013
2013	104	FV	455,400	5100	5,184.	202,600	663,100	663,100		12/13/2012

PRINT

Date	Time
12/10/20	16:22:25

LAST REV

Date	Time
01/17/18	09:41:14

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 621

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK LAWRENCE T	52898-494		6/1/2009		674,000	No	No		
MARGOSSIAN AGNE	50168-243		9/28/2007		658,000	No	No		
MARGOSSIAN AGNE	25813-143		11/14/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	5906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2016	561	Porch	17,500					REPAIR PORCH ROOF
10/1/2015	1459	Alterati	25,000					
4/17/2015	361	Re-Roof	18,600					Strip and re-roof.
9/19/2011	1144	Siding	32,000	C				
8/23/2011	905	Wood Dec	1,000	C				REPL REAR DECK
8/16/2011	867	Porch	2,000					REPL REAR PORCH DE
8/8/2011	821	Manual	4,000					REPL FRONT STAIRS
7/1/2009	549	Manual	10,500					
8/30/2007	763	Re-Roof	4,000					remove rubber roof

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	TTL REFUSAL	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
12/4/2008	MLS	MM	Mary M
9/24/1999	Meas/Inspect	264	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5184		Sq. Ft.	Site		0	80.	1.11	1									460,418						460,400	

Total AC/HA: 0.11901 | Total SF/SM: 5184 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,418 | Spl Credit | Total: 460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	2
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04311109
Const Adj.:	0.98990101
Adj $ / SQ:	175.538
Other Features:	163116
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	744973
Depreciation:	34269
Depreciated Total:	710704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

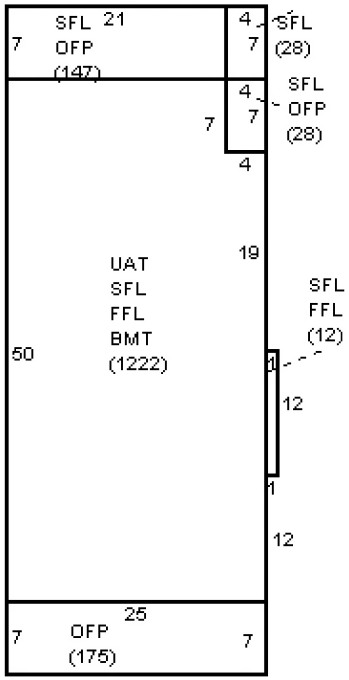
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.54
Special Features:	0	Val/Su Net:	156.23
Final Total:	710700	Val/Su SzAd	266.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,437	175.540	252,248
FFL	First Floor	1,234	175.540	216,614
BMT	Basement	1,222	52.660	64,352
OFP	Open Porch	350	21.000	7,350
UAT	Upper Attic	306	135.160	41,293

Net Sketched Area:	4,549			Total:	581,857
Size Ad	2671	Gross Are	5465	FinArea	2977

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100